

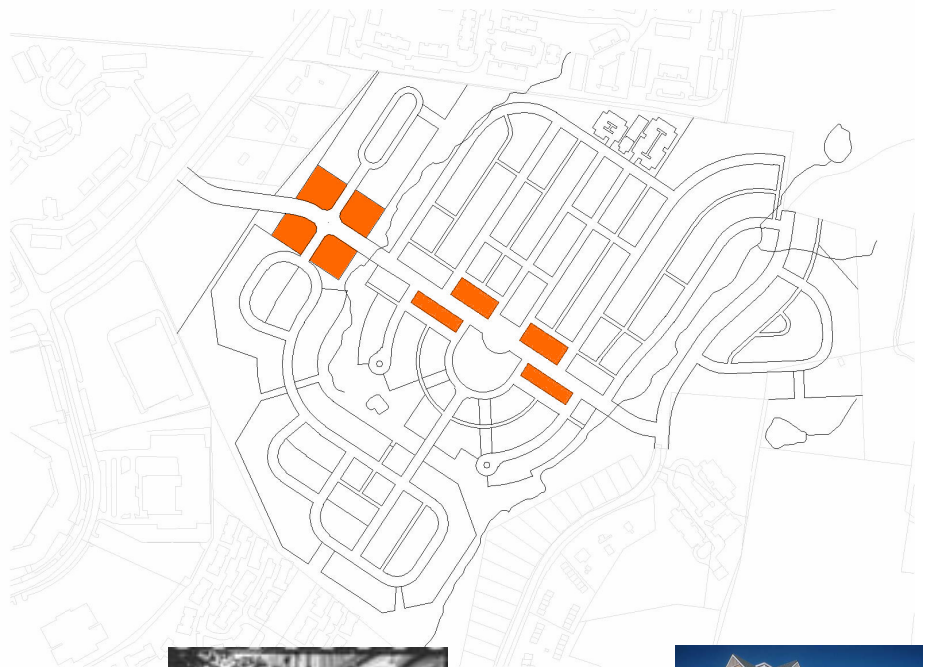
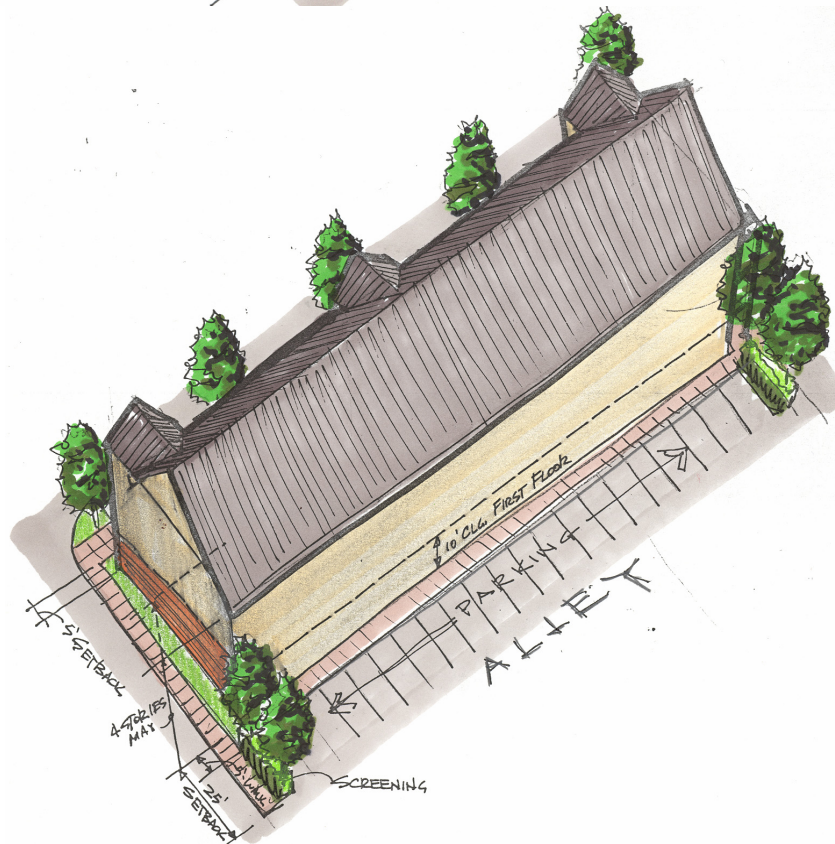
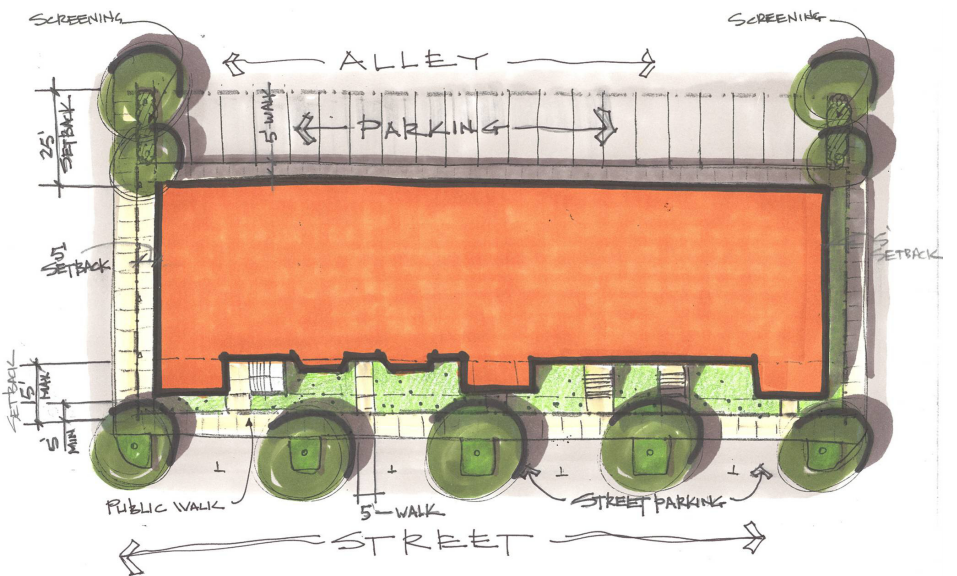
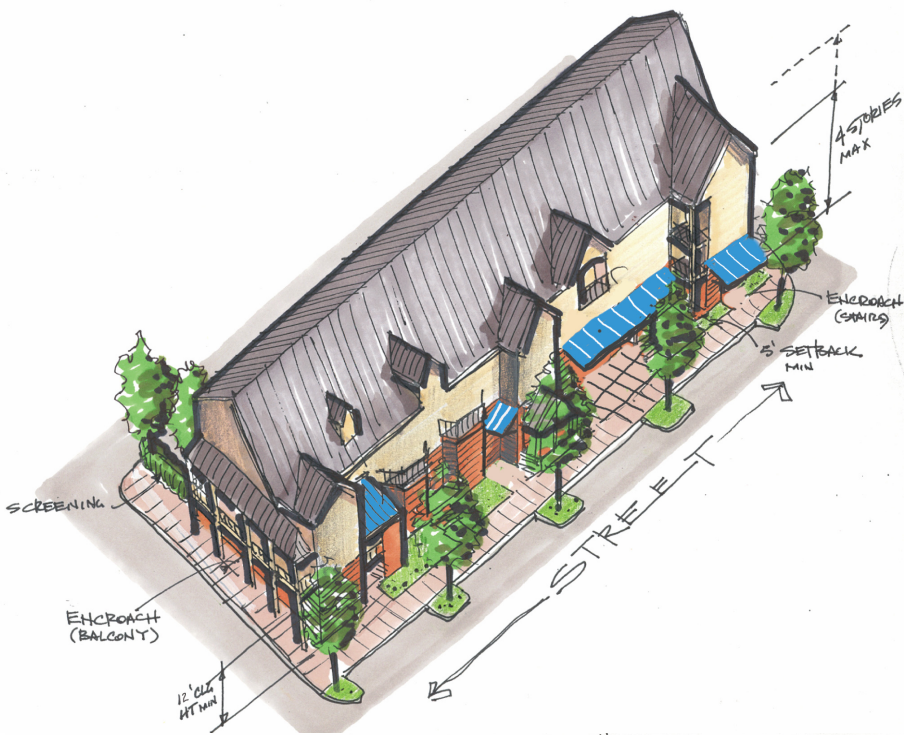
Building Type [ A ]

Stacked Flats

LOT	
Width	20' min
Depth	N / A
BUILDING	
Units	N / A
Setbacks	Front: 5' min. / 15' max
	Rear: 25' min
	Side: 5' (end units)
Height	Height: 45 ft max. to mean height of roof
	First floor ceiling height = 10'-0" min
	Stories: 3.0 stories min. 4.0 stories max
Raised Foundation: 2 ft. min. above finish grade	
Encroachments: Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)	
	Front: Encroachments May extend to prop. line along 100% of façade
	Side: Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
Facades	Materials: Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 10'. Materials must be approved by Design Review.
	Glazing: N/A

PARKING	
Location	Rear / On-street / Lot
Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms.
ADDITIONAL REQUIREMENTS	
Walk	5' min. walk extending from sidewalk to front stoop, porch, or entrance.
	5' min. walk between building and parking.
	8' min. clear passage extending from alley to street (spaced a maximum of 100 ft. apart)
	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Landscaping	
Fencing / Screening	
	3'-0" max ht. between sidewalk and building
	none allowed
	none allowed





Building Type [ B ]

Live / Work

LOT	
Width	20' min
Depth	N / A
BUILDING	
Units	N / A
Setbacks	Front: 5' min. / 15' max Rear: 20' min Side: 5' (End Units)
Height	Height: 45 ft max. to mean height of roof First floor ceiling height = 12'-0" min Stories: 3.0 stories min. 4.0 stories max Raised Foundation: None required
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, awnings and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government) Front: Encroachments May extend to prop. line along 100% of façade Side: Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
Facades	Materials: Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review. Glazing: 50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)

PARKING	
Location	Rear / On-street / Lot
Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms. Commercial uses shall follow the requirements of the UZO
ADDITIONAL REQUIREMENTS	
Walk	6' min. walk extending from sidewalk to front stoop, porch, or entrance
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
Front	none allowed
Rear	none allowed
Side	none allowed





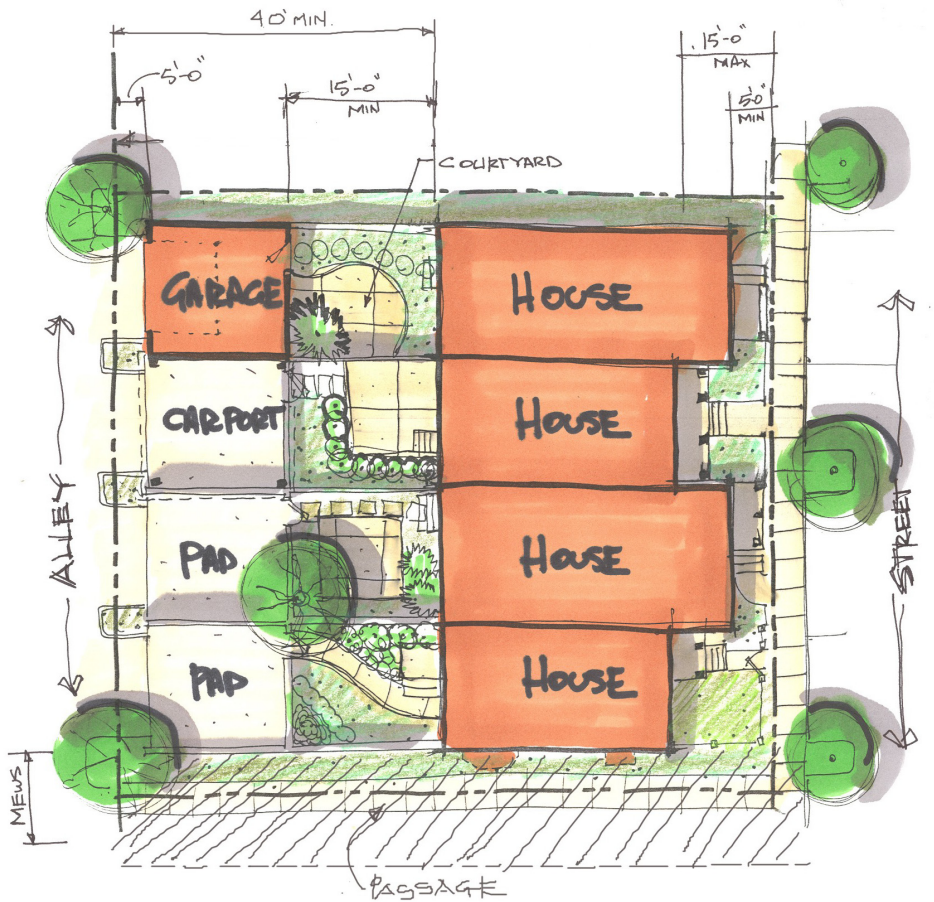
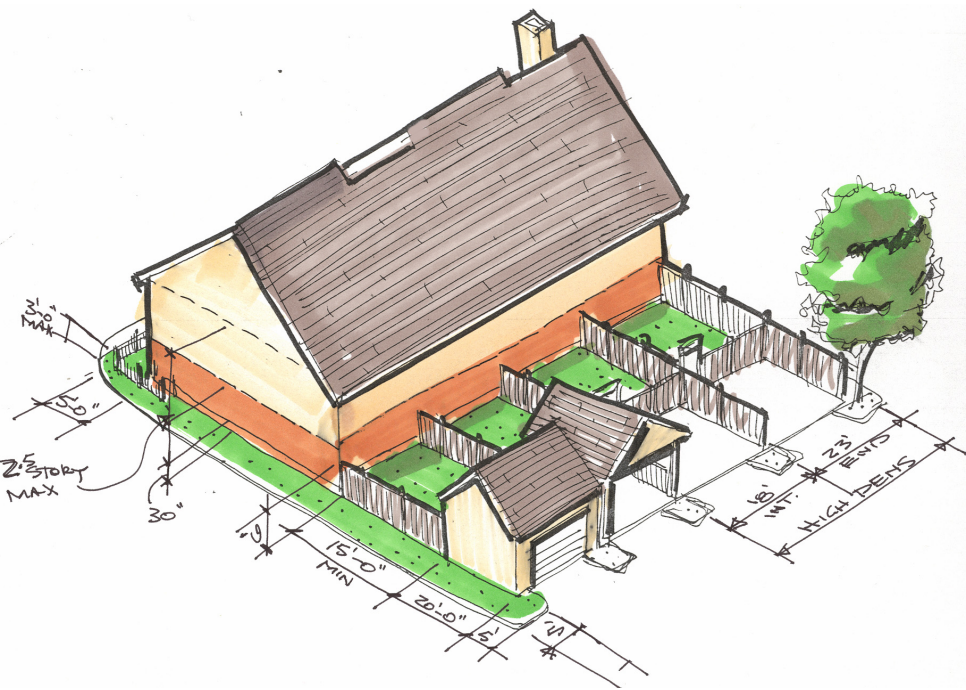
Building Type [ C ]

Commercial / Mixed Use

LOT	
Width	20' min
Depth	N / A
BUILDING	
Units	N / A
Setbacks	Front: 5' min. / 15' max
	Rear: none
	Side: none
Height	Height: 20' ft min. to mean height of roof
	First floor ceiling height = 12'-0" min
Stories: 5.0 stories max	
Raised Foundation: None Required	
Encroachments:	balconies, breezeways, awnings and chimneys.
	(any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
Front:	Encroachments May extend to prop. line along 100% of façade
	Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
Side:	
Facades	Materials: Vinyl is prohibited along facades facing public streets except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.
	Glazing: 50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)

PARKING	
Location	Where provided off street parking should be located behind buildings with the exception of single loaded access drives.
Required Spaces	n/a
Passages	Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts
ADDITIONAL REQUIREMENTS	
Walk	None Required
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
	Front: none allowed
	Rear: none allowed
Side: none allowed	





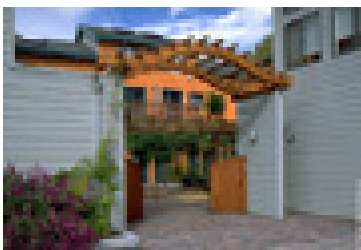
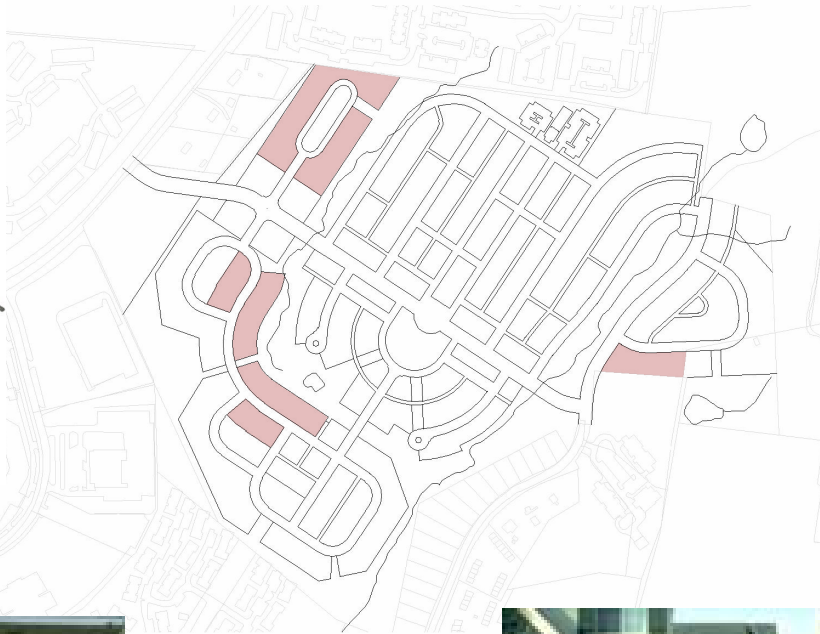
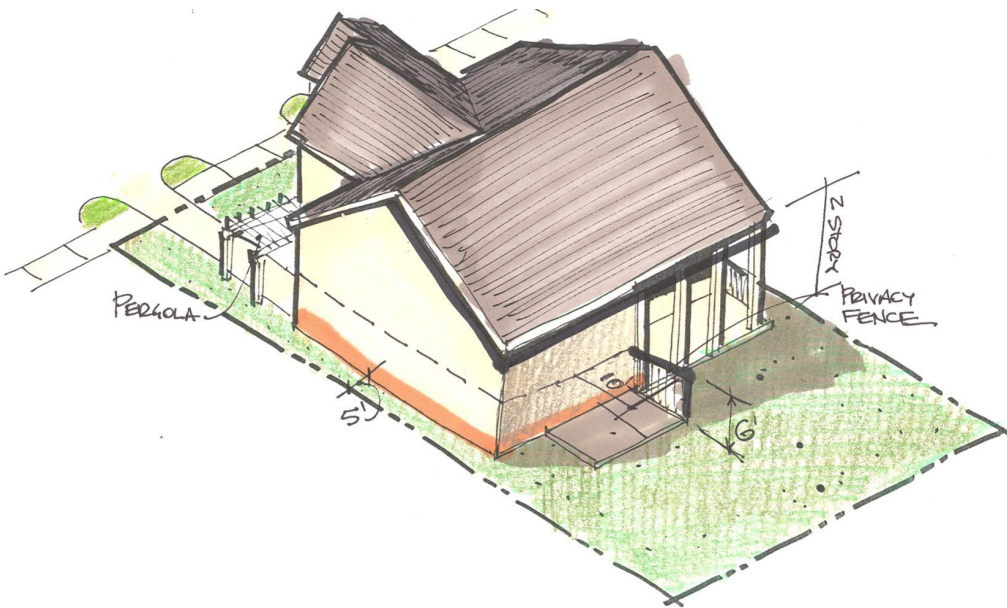
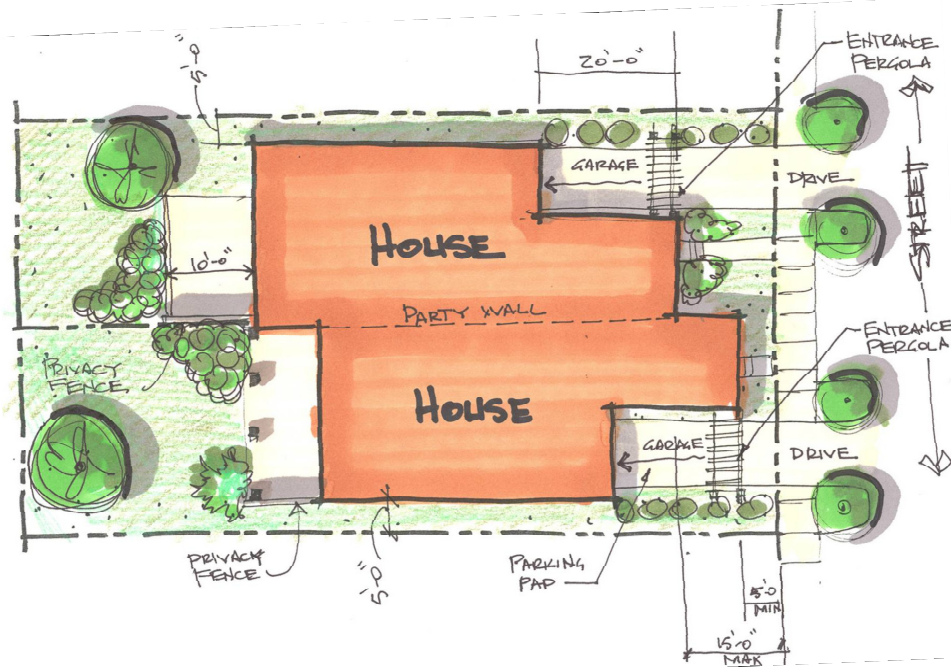
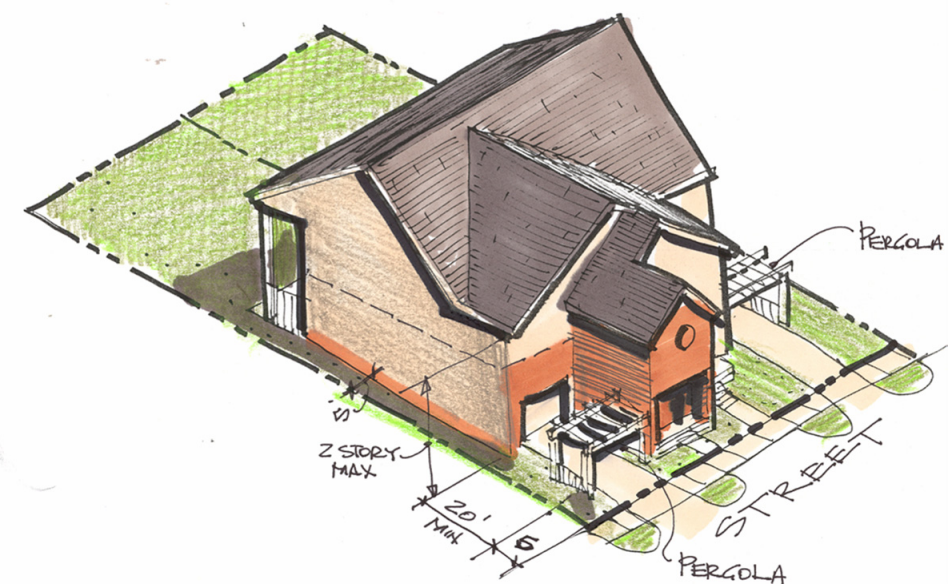
Building Type: [ D ]

Townhouse

LOT		
Width	Interior Lots	18' min
	End Unit Lots	23' min
Depth		90' min
BUILDING		
Units	3 units / building min	6 units / building max
Setbacks	Front:	5' min. / 15' max
	Rear:	5' or greater than 15'. House and detached garage must be separated by 15' min.
	Side:	5 ft. minimum / 0 ft. if attached to unit on adjacent lot.
Height	Height:	35 ft max. to mean height of roof
	Stories:	1.5 stories min. 2.5 stories max
Raised Foundation: 2 ft. min. above finish grade		
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)	
	Front:	Encroachments May extend to prop. Line along 100% of façade
	Side:	Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials:	Vinyl prohibited along facades facing public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review
	Glazing:	10% min of wall surface facing ROW, open space, or commons

PARKING	
Location	Rear
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
ADDITIONAL REQUIREMENTS	
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
	Front: 3'-0" max ht. between sidewalk and building
	Rear: 6'-0" min. ht. between rear yard and service lane.
	Side: 6'-0" min. ht. between adjacent rear yards
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. Some glazing must face Alley. No AC on alley side.





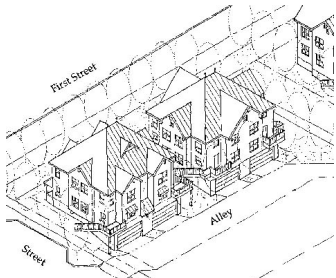
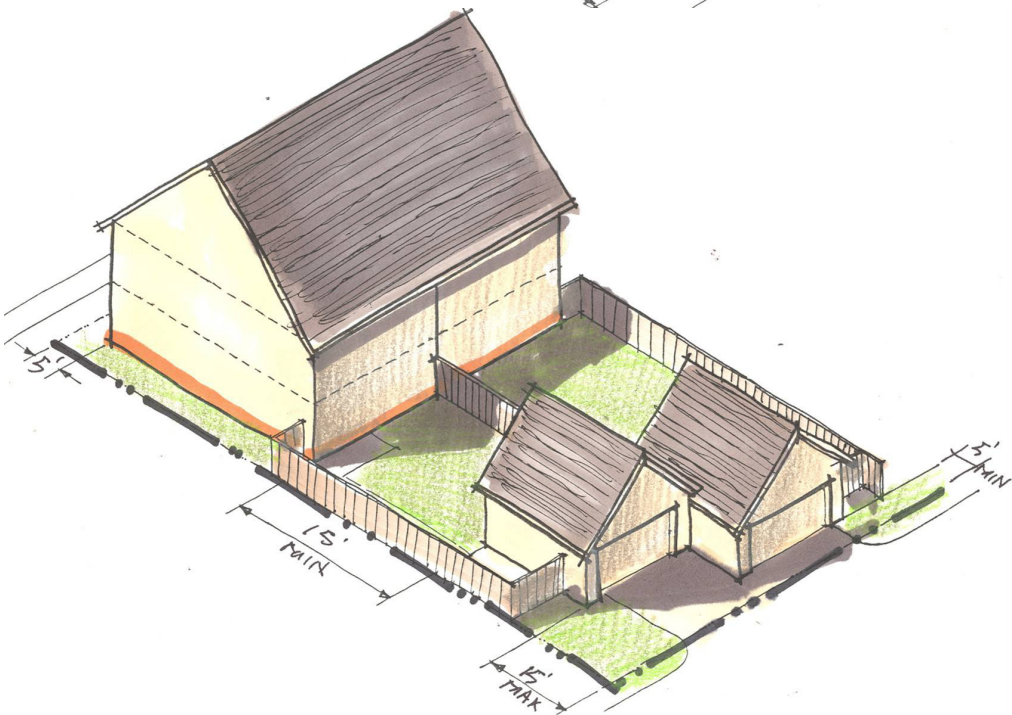
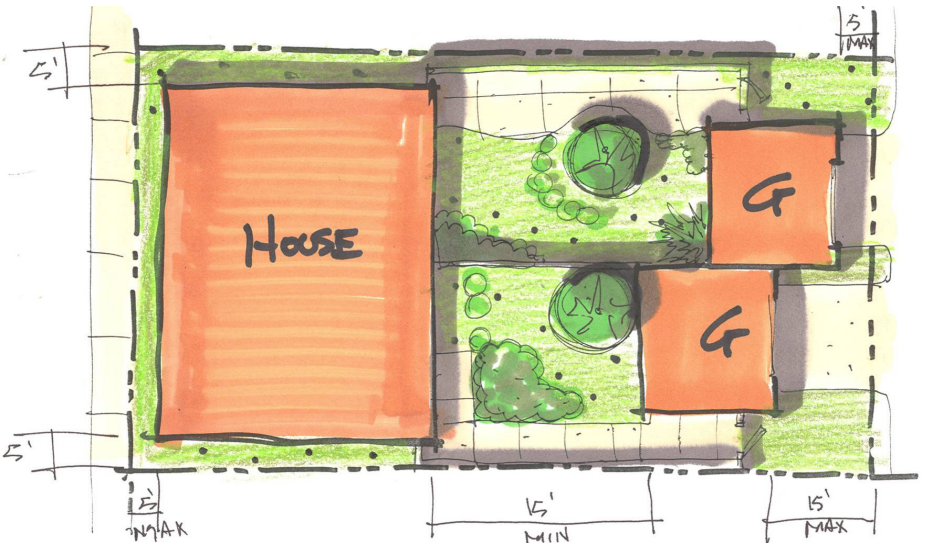
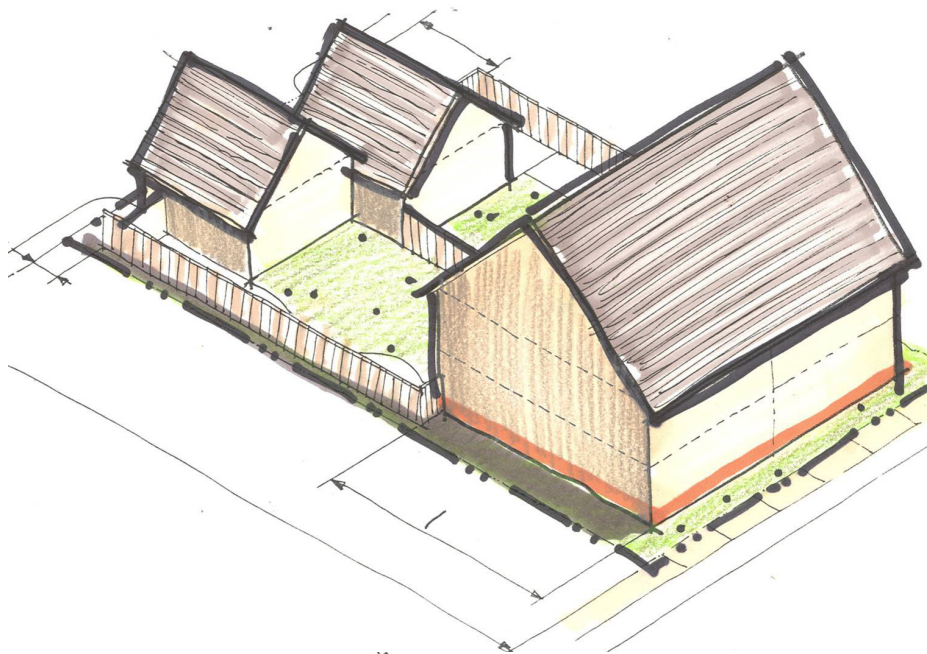
Building Type: [ E-1 ]

Patio Home (street loaded)

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	Front: 5' min. / 15' max. Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade. Rear: 20' min Side: 0'-0" Attached Lots / 5'-0" End Lots
Height	Height: 35 ft max. to mean height of roof Stories: 1.5 stories min. 2.0 stories max (excluding Basement)
Raised Foundation: 2 ft. min. above finish grade	
Encroachments	Stoops, porches, balconies, bay-windows, breezeways, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government) Encroachments May extend to prop. Line along 100% of façade Front: Encroachments May extend to 5 ft along 30% of a public street, façade, or passage. Side: Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

PARKING	
Location	Front.
Required Spaces	2 spaces per unit.
ADDITIONAL REQUIREMENTS	
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
Rear	N/A.
Side	6'-0" min. ht. x 10'-0" min L. between adj. rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.





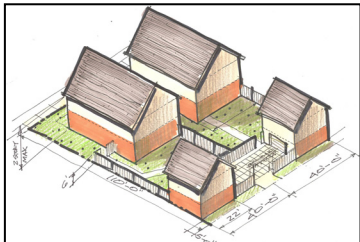
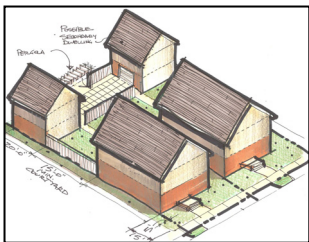
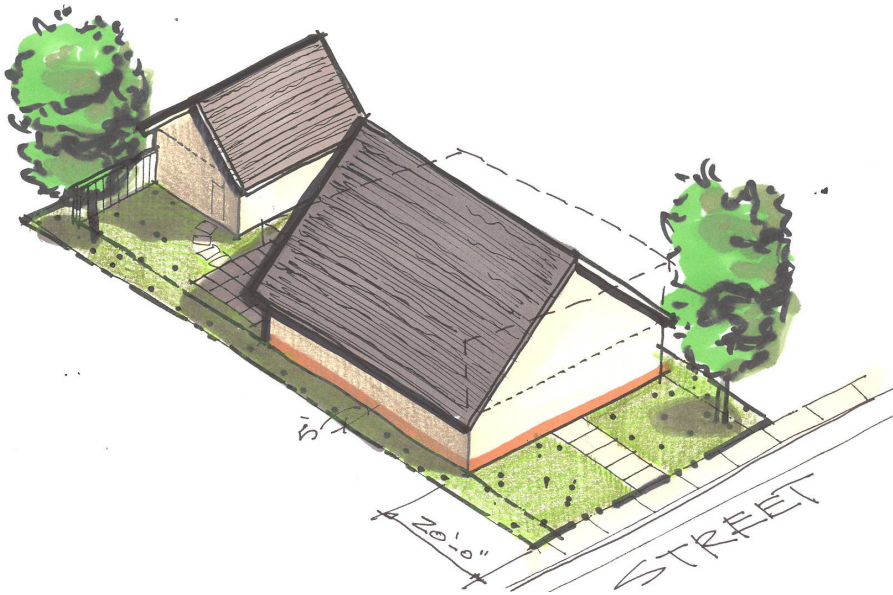
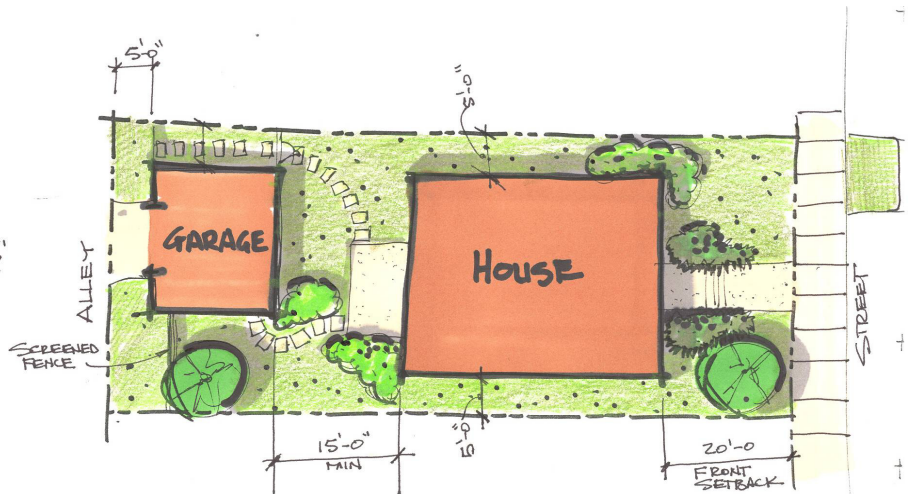
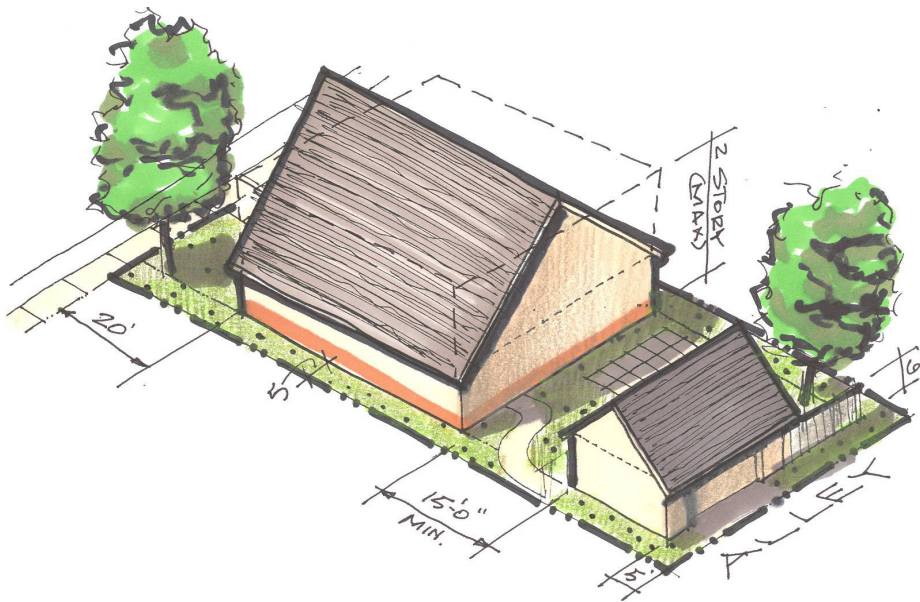
Building Type: [ E-2 ]

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	Front: 5' min. / 15' max
	Rear: 5' or greater than 15'. House and detached garage must be separated by 15' min.
	Side: 0'-0" Attached / 5'-0" End Lots
Height	Height: 35 ft max. to mean height of roof
	Stories: 1.5 stories min. 2.0 stories max
	Raised Foundation: 2 ft. min. above finish grade.
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. Line along 100% of façade
	Side: Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

Patio Home (alley loaded)

PARKING	
Location	Rear
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
ADDITIONAL REQUIREMENTS	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
	Front: 3'-0" max ht. between sidewalk and building
	Rear: 6'-0" min. ht. between rear yard and service lane.
	Side: 6'-0" min. ht. between adjacent rear yards
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. A portion of glazing must face Alley.





## Building Type: [ F-1 ]

## Single Family (alley loaded)

LOT	
Width	50' min
Depth	110' min
BUILDING	
Setbacks	Front: 20' min Rear: 5' or greater than 15'. House and detached garage must be separated by 15' min Side: 5' min
Height	Height: 35 ft max. to mean height of roof Stories: 2.5 stories max Fin. Fl.: Finished Floor Elevation at 24" from finish grade (min)
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government) Front: Encroachments May extend 10' max into setback along 100% of façade
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

PARKING	
Location	Rear
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
ADDITIONAL REQUIREMENTS	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review. Front: 3'-0" max ht. between sidewalk and building Rear: 6'-0" min. ht. between rear yard and service lane. Side: 6'-0" min. ht. between adjacent rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
Secondary Dwelling	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. Some glazing must face Alley. No AC on alley side.





# Building Type: [ F-2 ]

# Single Family (street loaded)

<b>LOT</b>	
Width	50' min
Depth	110' min
<b>BUILDING</b>	
Setbacks	Front: 20' min Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.
	Rear: 20' min
	Side: 5' min
Height	Height: 35 ft max. to mean height of roof
	Stories: 1.5 stories min. 2.0 stories max (excluding Basement)
	Fin. Fl.: Finished Floor Elevation at 24" from finish grade (min)
Encroachments	Stoops, porches, balconies, bay-windows, breezeways, roof overhangs, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. Line along 100% of façade
Facades	Materials: Vinyl is prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by neighborhood Design Review

<b>PARKING</b>	
Location	Front.
Required Spaces	2 spaces per unit.
<b>ADDITIONAL REQUIREMENTS</b>	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
	Front: 3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
	Rear: N/A.
	Side: 6'-0" min. ht. x 10'-0" min L. between adj. rear yards
	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.